



CITY OF MORGAN HILL

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

Website Address: www.morgan-hill.ca.gov / Email: General@ch.morgan-hill.ca.gov

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

SPECIAL MEETING

MAY 30, 2002

PRESENT: Fruit, Martin, Pyle

ABSENT: Kennett

LATE: None

STAFF: Senior Planner (SP) Linder

SPECIAL MEETING

Chairman Fruit called the meeting to order at 6:10 p.m.

DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chairman Fruit opened the public hearing.

There being no one present who wished to speak, the public hearing was closed.

OLD BUSINESS:

1. **SITE REVIEW, SR-02-03: MONTEREY-SOUTH VALLEY DEVELOPERS:** A request for design review of a Planned Unit Development District (PUD) on a 6.22 acre vacant parcel at the intersection of Cochrane Rd. and Monterey Rd. consisting of a two-story office building, a one-story retail building, a free standing drive-thru restaurant and a service station (pump island mini-market, and car wash) in an area designated as a Gateway to Morgan Hill.

The Board made the following recommendations for the project:

- More architectural relief is needed on the entrance/tower element for the mini-mart structure. Coin stone at the base of the column elements at the building entry.
- The preferred stone is the Cheyenne Lyme by El Dorado Stone.
- The roof element on the tower should be lowered to fit a “golden ratio proportion.”
- The “24 hour” sign on the mini-mart should be changed to a business identification sign or logo for the coffee company locating within the mini-mart.
- The gas station canopy should be of the two-column design as shown on the site plan.
- More depth should be added to the appearance of the roof element on the canopy or change to a trellis type. The logo towers should be lowered and not extend above the roof line of the canopy.
- The flowering tree should be grouped to provided greater impact.
- Check the proximity of the trees to the trellis element. Consider a “patio tree” to Japanese Maple.
- Place color impact trees within the cut outs of the wall proposed along the project frontage.

BOARD MEMBERS FRUIT/MARTIN MOTIONED TO CONTINUE TO THE JUNE 20 MEETING.

THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, PYLE, MARTIN
NOES: NONE
ABSTAIN: NONE
ABSENT: KENNETT

ANNOUNCEMENTS: NONE

ADJOURNMENT: There being no further business, Chair Fruit adjourned the meeting at 7:15 p.m..

MINUTES PREPARED BY:

TERRY LINDER

ARCHITECTURAL REVIEW BOARD

May 30, 2002

PAGE -3-

R:\PLANNING\WP51\MINUTES\ARBminutes\2002\May\ARB053002_Min.wpd